



City of Southport

PLANNING BOARD MINUTES
October 18, 2012

MEMBERS PRESENT: Tish Hatem, Donnie Joyner, Marie Dailey, Martha Johnson, Fred Guerrina, Hilary Meehan, Dale McPherson, Chad Huggins

STAFF PRESENT: B. Wayne Strickland, Building Inspector
Michele Windham, Board Clerk
Jerry Haire, Contract Planner

BOARD OF ALDERMEN Buddy Barnes
LIAISON:

Mrs. Tish Hatem, Chairman, called the meeting to order at 7:00 p.m.

Mr. Dale McPherson pronounced the invocation.

3. Approval of Minutes: August 16, 2012 regular meeting

Mrs. Martha Johnson motioned, second by Mr. Donnie Joyner to approve the August 16, 2012 regular meeting minutes. ***Unanimous vote; motion carried.***

4. Approval of Agenda

Ms. Hilary Meehan motioned, second by Mr. McPherson to approve the agenda. ***Unanimous vote; motion carried.***

5. Public Comment

There was no public comment.

6. Old Business

A. Update; Pedestrian Plan

Mr. Jerry Haire, Planner, reported the Board of Aldermen authorized the City Manager to begin negotiations with Kimley-Horne & Associates, consultants, for the plan development. He indicated the process will take approximately ten (10) months and there will soon be a kick off meeting and setting of the schedule for public meetings. In response to a question by Mr. Fred Guerrina, Mr. Haire responded the Board of Aldermen have appointed a committee and it is not determined what involvement the Planning Board will have. Mr. McPherson asked what the

cost of the consultant would be and the area being considered. Mr. Haire stated the Federal funding price was set at \$31,000 and everything in the city limits is being considered, primarily the core downtown area along with overall connectivity. Mr. Haire pointed out the City has an existing sidewalk inventory and a good deal of information. He noted there will be ample opportunities for anyone interested to participate.

B. Update; Maritime Memorial

Mr. Haire reported that City staff had evaluated four potential locations for the memorial; Waterfront Park, Kingsley Park, Yacht Basin bank owned properties and Fort Johnston Garrison House lawn. Staff recommended the Garrison lawn to a Board of Aldermen appointed steering committee. Mr. Haire stated the committee is in the process of making a formal recommendation to the Board of Aldermen and have requested consideration be tabled until after January 1, 2012. Mr. McPherson went on the record urging caution when placing anything on the Garrison lawn; "I agree with the concept and it would be great but it's sort of sacred ground." Mr. Chad Huggins questioned which location came in second place with Mr. Haire responding that information was provided to the steering committee. Ms. Hilary Meehan asked why Waterfront Park was not chosen. Mr. Haire pointed out it was determined the 50 ft. radius of the memorial would encompass too much of the open lawn area.

C. Status; Waterfront Development

Mr. Haire stated the project is just getting off the ground; funds have been appropriated, a committee has been appointed and one meeting has been held with focus on the plan development approach. Responding to a query by Mrs. Johnson, Mr. Haire stated it was undetermined what involvement the Planning Board would play. Mr. Buddy Barnes, Aldermen and Planning Board Liaison stated he would inquire about the Planning Board's involvement.

D. Status; Wayfinding Signs

Mr. Haire reported a grant had been received for the signs, a committee has started the process for determining the design of and locations for the signs, staff is working with North Carolina Department of Transportation (NCDOT) and signs are to be placed in the State right-of-way. Chairman Hatem indicated she is on the committee and would keep the Planning Board involved and apprised of developments.

Mrs. Johnson requested a listing of individuals serving on the Wayfinding Signs, Waterfront Development, Maritime Memorial, and Pedestrian Plan committees.

E. CAMA Core Land Use Plan Review

Mr. Haire pointed out the CAMA Core Land Use Plan was adopted in 2007 and it is recommended the Plan be updated every 5 years though there is no directive from Coastal Area Management Act (CAMA) to do so and there is currently no grant funds available. He noted it is a big plan with a lot of information and it is advisable to do a yearly review to look at policies and implementing actions, strategies, what has been accomplished, what hasn't, what's relevant, what needs added, removed and to set priorities. He pointed out the statements made in the Plan are intentionally broad in nature. Mr. Haire stated Winter is usually a slower

development time making it a good time to review the Plan. He indicated that the Division of Coastal Management is currently holding meetings on regulatory changes which may require updates to the Plan.

The Board proceeded to review the Plan, page by page starting on Page 114, Section 6. Plan For The Future, D. Land Use Plan Management Topics, 2. Impact of CAMA Land Use Plan Policies on Management Topics and E. Policies and Implementing Actions

Page 115 Policies: P.2 *Southport supports providing shoreline access for persons with disabilities.*

Mrs. Johnson raised questions about the accessibility. Mr. Haire stated that most policies are continuing activities and every coastal community strives to provide access. Mr. Strickland pointed out the City provides shoreline access for people with disabilities in several areas, i.e., Kingsley Park, Lord Street, Southport Marina. He noted shoreline access does not necessarily mean access to the beach.

Implementing Actions: 1.1 *Southport will prepare a specific waterfront development plan. **Schedule: Fiscal year 2008 - 2009.***

Ms. Meehan pointed out the specified date, Year 2008-2009, had passed. Mr. Haire indicated some schedule dates may need to be updated.

Page 116 No comments

Page 117 Policies - Residential: P.8 *The City supports repair and reconstruction of privately-owned dwelling units through private funds and/or grants. It supports the enforcement of existing regulations of the District Health Department regarding sanitary conditions.*

Mrs. Johnson asked if the policy is supported by the City. Mr. Haire indicated the City implements the policy through the Minimum Housing Code.

Page 118 No comments

Page 119 Policies - Commercial/Industrial: P. 15 *Southport supports commercial development along the Howe Street Corridor and other areas consistent with the City's future land use map (see Map 18)*

Mrs. Johnson pointed out a recent zoning change to the Howe Street Corridor and asked if the City's future land use map will be updated. Mr. Haire stated the map would be revised.

P. 18*The City does not encourage the conversion of prime farmland to residential use.*

Mrs. Johnson questioned the reference to *prime farmland*, noting there is no farmland within the City's jurisdiction.

Page 120 Policies - Conservation: P. 25 *Southport supports the maintenance of it's environmentally sensitive areas.*

Mrs. Johnson asked how the City implements the policy. Mr. Haire indicated the

environmentally sensitive areas are protected under CAMA permitting, preservation by the Corps of Engineers, stormwater requirements, state water quality, and the City's Unified Development Ordinance with many policies Federally and State mandated.

Page 121 *(2) Southport will coordinate all housing code enforcement/redevelopment projects/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites. Significant historic sites are identified on page 69 of this plan. **Schedule: Continuing Activity.***

Mrs. Johnson pointed out that Brunswick County has added structures to its listing of historic structures. She recommended the County list be compared to the list referenced.

Page 122 No comments

Page 123 *Policies: P. 39 The City supports the provision of public recreational facilities and area and will pursue grant funds for recreation facilities.*

Ms. Meehan asked how it was determined when to pursue grant funds. Mr. Haire responded it is a continuing job responsibility of the Parks and Recreation staff but anyone can contact City staff about a potential grant fund opportunity.

Page 124 4. Transportation b. Planning Objective
Southport will work with NCDOT to reduce traffic congestion and safety problems.

Mr. Chad Huggins talked about traffic seeking the ferry terminal, inadequate signs and he asked who the City contact person was. Mr. Haire indicated Mr. Robert Tucker, the Public Service Director is the City's contact person.

Page 125 *Policies: P. 40 Southport supports the proper planning and location of the proposed Skyway Bridge and the International Port.*

Mrs. Johnson pointed out that Southport no longer supports the International Port and she suggested that wording be struck.

Page 126 *Policies: P. 46 Southport specifically supports the following transportation improvement projects:*

<u>Project#</u>	<u>Length</u>	<u>Description</u>
R-3324	1.2 miles	New Route - NC 211 to NC 87 at SR 1525

Mr. Guerrina questioned if the project number is still accurate. Mr. Haire to verify.

Page 127 No comments

Page 128 *Policies: P. 57 Southport supports hazard mitigation planning. The City has FEMA-approved Hazard Mitigation Plan that is updated every five years. The Land Use Plan and the Hazard Mitigation Plan should be consistent with one*

another. Should there ever be conflicting policies, the Land Use Plan takes precedence. The implementing actions from the Hazard Mitigation Plan are included as Appendix III.

Mrs. Johnson questioned if the Hazard Mitigation Plan has been updated as required. Mr. Barnes responded the plan was updated in 2011.

Review will continue on page 129, 6. Water Quality at the next Planning Board meeting.

F. Unified Development Ordinance (UDO) Review

Mr. Haire suggested starting the review of the UDO at the Table of Permitted Uses noting there may be uses that are out dated need to be added or changes to categories. He encouraged members to look at uses while driving around town. He pointed out he had been approached about establishing an auction house and that use was not included in the Table of Permitted Uses. Both Mr. McPherson and Mr. Barnes commented on the great deal of time the Planning Board spent developing the Table.

Ms. Meehan shared her observations of mixed use situations in other communities in the Light Industrial (LI) zoning district, i.e. warehousing with breweries, art galleries, etc. Mr. Strickland pointed out the factor determining what uses could be in LI was the emphasis to keep public traffic from mingling with truck traffic.

Uses: A

Amusement & Recreational Services Not Elsewhere Classified

Ms. Meehan suggested consideration of inclusion in the Business District (BD), as a conditional use, video arcade entertainment for the city's youth.

Uses: B

Boat Dealers, Incl. Repairs

Ms. Meehan questioned why the use would not be included in LI. Mrs. Johnson noted Automobile Repairs Shops are permitted in LI.

Business Services, Not Elsewhere Classified

Ms. Meehan asked if the use could be conditional in Residential to encourage home based businesses. Mr. Haire indicated the purpose of the entry was to allow a process for a use that does not fit a category in the table. He stated that home based businesses are addressed under Home Occupation as a conditional use.

Uses: C, D, E No Comments

Uses: F

Family Recreation Centers

Ms. Meehan commented that the use could include an arcade.

Fishing, Commercial

Ms. Meehan expressed her confusion why commercial fishing is permitted in the Central Business District (CBD) and not in LI.

Uses: G No Comments

Uses: H

Home Occupation

Ms. Meehan asked about permitting of residential in BD. Mr. Strickland explained that single family residence is a conditional use in commercial zoning districts, current residential in those districts is a non-conforming use and when residential was a permitted use in commercial districts the results was the current residential structures in the Yacht Basin.

In response to Ms. Meehan's inquiry about an apartment over a retail establishment, Mr. Strickland indicated that would be a conditional use.

Uses: I, J, K, L No Comments

Uses: M

Manufactured Home (individual) For Office and/or Exhibition

Ms. Meehan asked about a "manufactured home" as a conditional use in BD. She raised concerns that exhibition sounds like sales of units. Mr. Strickland responded it referred to a construction type trailer. Mr. Haire noted that "modular structure" may be better terminology.

Continued review of the UDO will start at "N" during the next Planning Board meeting.

7. New Business

Mr. Haire pointed out there were new members on the Board and asked if any members would be interested in getting training through the School of Government. All members expressed an interest.

8. Announcements

There were no announcements

Adjournment

There being no further business, a motion to adjourn was made by Mr. McPherson, second by Mrs. Johnson. ***Unanimous vote; motion carried.*** The October meeting of the Planning Board adjourned at 8:32 p.m.

Submitted by Michele Windham
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